

# **JERSEY CITY**

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE DIVISION OF  
CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

July 9, 2015

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
One Harmon Meadow Plaza  
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, July 14th, 2015 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Matt Ward,  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Director, HEDC File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of July 7, 2015

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. Case: P11-033 Administrative Amendment for Final Major Site Plan  
Applicant: Montgomery Senior Living Center Urban Renewal Assoc., LLC  
Attorney: Charles Harrington  
Review Planner: Jeff Wenger  
Address: 563 Montgomery St.  
Block: 13601 Lot: 1  
Zone: R-4  
Description: Facade changes to rehabilitation of existing 10 story building for 68 affordable senior housing units previously approved February 25, 2014.  
**Decision: Approved with condition.**
8. New Business: THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE
9. Case: P15-032 Minor Subdivision with Variances  
Applicant: BelovED Community Charter School  
Attorney: Jan Wouters  
Review Planner: Jeff Wenger  
Address: 349 Woodward Street  
Block: 14402 Lot: 2  
Zone: Lafayette Park Redevelopment Area  
Description: Subdivision of one lot into two lots; of which, one lot will be undersized.  
Variances: Minimum lot area, minimum lot width, minimum lot depth.  
**Decision: Approved.**
10. Section 31 Review pursuant to NJSA 40:55D-31 for the BelovED Community Charter School.  
**Recommended.**
11. Case: P15-040 Preliminary and Final Major Site Plan  
Applicant: 720-726 Bergen Ave LLC  
Attorney: Eugene Paolino  
Review Planner: Jeff Wenger  
Address: 720-726 Bergen Ave  
Block: 15003 Lot: 2  
Zone: NC - Neighborhood Commercial  
Description: Construction of new 5 story, 58 residential unit building with 32 parking spaces and ground floor retail.  
**Decision: Approved.**
12. Case: P15-042 Preliminary and Final Major Site Plan with 'C' Variances  
Applicant: 725 Bergen Ave LLC  
Attorney: Eugene Paolino  
Review Planner: Jeff Wenger  
Address: 725-727 Bergen Ave  
Block: 16501 Lot: 19 & 20  
Zone: NC - Neighborhood Commercial  
Description: Construction of new 5 story, 18 residential unit building with ground floor retail.  
Variances: Minimum parking, rear yard.  
**Decision: Approved with conditions.**
13. Case: P15-030 Preliminary and Final Major Site Plan with Deviations  
Applicant: 456 Grand Realty LLC  
Attorney: Jennifer Mazawey  
Review Planner: Jeff Wenger  
Address: 460 Grand Street  
Block: 13801 Lot: 6  
Zone: Bates Street Redevelopment Plan  
Description: Construction of new 10 story, 82 residential unit building with 112 parking spaces and ground floor retail.  
Deviations: Minimum front yard and lot coverage.  
**Carried to July 21<sup>st</sup>, 2015 regular meeting.**
14. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> floor, JC, NJ.
  1. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P15-033 submitted by 26 Logan Ave., JC, LLC ( 26 Logan Avenue).
  2. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P15-034 submitted by 140-148 Logan Ave, JC, LLC (146 Logan Avenue).
  3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P 15-020 submitted by Newkirk Realty, LLC ( 61-65 Newkirk Street).
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD